

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF FALLS CHURCH, VIRGINIA, BY REZONING A TOTAL OF APPROXIMATELY 34.6527 ACRES OF LAND FROM R-1A, LOW DENSITY RESIDENTIAL TO B-2, CENTRAL BUSINESS FOR THE PROPERTIES AT 7124 LEESBURG PIKE (REAL PROPERTY CODE NUMBERS 51-221-001, 52-221-002 AND 51-221-003), ON APPLICATION BY THE CITY OF FALLS CHURCH AND THE SCHOOL BOARD OF THE CITY OF FALLS CHURCH

THE CITY OF FALLS CHURCH HEREBY ORDAINS THAT upon application of the City of Falls Church and the School Board of the City of Falls Church, the Official Zoning District Map of the City of Falls Church, Virginia, is amended by rezoning of the following described property (also shown on Attachment 1) from R-1A, Low Density Residential District to B-2, Central Business District:

Description of the properties of the City of Falls Church and the School Board of the City of Falls Church, proposed to be rezoned from R-1A to B-2, City of Falls Church, Virginia:

Beginning at an iron pin found, said point the southwest corner of Parcel 2, Kiessling Tract as recorded in Deed Book 4171 at Page 38; thence with Parcel 2, S 50° 18' 33" E, 352.52 feet to a point; thence with Parcel 2, the same course continuing into the travelway of Haycock Road – Route 703, S 51° 36' 58" E, 565.28 feet to a point; thence through the travelway of Haycock Road – Route 703, S 35° 55' 12" W, 525.02 feet to a point; thence N 54° 04' 48" W, 6.00 feet to a point; thence S 37° 57' 32" W, 97.67 feet to a point; thence 27.36 feet with the arc of a curve bearing to the right and having a radius of 25.00 feet (tangent length 15.23 feet, chord length 26.02 feet, chord bearing N 75° 29' 08" W) to a point in the travelway in the east right-of-way line of Leesburg Pike – Route 7; thence with the right-of-way line of Leesburg Pike – Route 7, N 51° 20' 58" W, 1,197.42 feet to a point, said point being a corner of now-or-formerly Washington Metropolitan Area Transit Authority (WMATA) as recorded in Deed Book 5420 at Page 1226; thence with now-or-formerly WMATA, N 38° 39' 02" E, 37.16 feet to a point; thence 102.48 feet with the arc of a curve bearing to the left and having a radius of 61.47 feet (tangent length 67.69 feet, chord length 91.01 feet, chord bearing N 09° 06' 26" W) to a point; thence N 56° 51' 55" W, 274.13 feet to a point; thence 55.99 feet with the arc of a curve bearing to the right and having a radius of 347.65 feet (tangent length 28.05 feet, chord length 55.93 feet, chord bearing N 52° 15' 06" W) to a point in the east right-of-way line of Interstate Route 66 - Custis Memorial Parkway (shown as Ramp E on sheet 9a of the plans for Route 66, State Highway Project 0066-029-103, RW-202); thence with the east right-of-way line of Interstate Route 66, N 39° 12' 40" W, 36.74 feet to a point; thence N 19° 48' 16" W, 182.56 feet to a point; thence 124.97 feet with the arc of a curve bearing to the right and having a radius of 522.96 feet (tangent length 62.79 feet, chord length 124.67 feet, chord bearing N 04° 30' 15" W) to a point; thence 55.38 feet with the arc of a curve bearing to the right and having a radius of 359.26 feet (tangent length 27.74 feet, chord length 55.32 feet, chord bearing N 06° 45' 27" E) to a point; thence N 38° 47' 47" E, 221.81 feet to a point, said point being a corner of now-or-formerly WMATA as recorded in Deed Book

5420 at Page 1210; thence 48.98 feet with the arc of a curve bearing to the right and having a radius of 347.65 feet (tangent length 24.53 feet, chord length 48.94 feet, chord bearing N 62° 03' 10" E) to a point; thence with now-or-formerly WMATA and continuing with additional land of now-or-formerly WMATA as recorded in Deed Book 5420 at Page 1210 and Deed Book 4228 at Page 539, the following courses and distances: 354.51 feet with the arc of a curve bearing to the right and having a radius of 5,670.71 feet (tangent length 177.32 feet, chord length 354.46 feet, chord bearing N 67° 52' 48" E) to a point; thence N 74° 41' 48" E, 156.93 feet to a point; thence N 82° 12' 06" E, 156.47 feet to a point; thence S 76° 56' 22" E, 111.68 feet to a point; thence S 49° 26' 04" E, 94.95 feet to a point; thence S 32° 19' 03" E, 391.04 feet to a point, said point being the northwest corner of Parcel 2, Kiessling Tract; thence with Parcel 2, S 34° 53' 47" W, 410.26 feet to the point of beginning and containing an area of 1,509,471 square feet, or 34.6527 acres, more or less.

1st Reading: 10-9-18
2nd Reading: 12-10-18
Adoption: 12-10-18
(TO18-11)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on December 10, 2018 as Ordinance 1992.



Celeste Heath
City Clerk

Attachment 1



